

SOUTHERN AREA PLANNING COMMITTEE

DRAFT MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 4 JULY 2013 AT ALAMEIN SUITE - CITY HALL, MALTHOUSE LANE, SALISBURY, SP2 7TU.

Present:

Cllr Richard Britton, Cllr Richard Clewer, Cllr Brian Dalton, Cllr Christopher Devine (Vice-Chair), Cllr Jose Green, Cllr George Jeans, Cllr John Noeken, Cllr Ian Tomes and Cllr Fred Westmoreland (Chairman)

Also Present:

Cllr Mary Douglas

48 **Apologies for Absence**

Apologies were received from Councillors McLennan and West.

49 **Minutes**

The minutes of the meeting held on 23 May 2013 were presented.

Resolved:

To approve and sign the minutes of the meeting held on 23 May 2013 as a correct record subject to the removal of the following words from the reasons for granting the planning application for Land adjacent to Springvale, Tidworth Road, Allington, Salisbury:

‘In accordance with paragraph 187 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.’

50 **Declarations of Interest**

Councillor Clewer declared a personal interest in relation to the planning application for St Francis Church, Beatrice Road, Salisbury as he was a member of the Area Board that had considered grant applications from the

Church. He declared that he would consider the application on its merits and debate and vote with an open mind.

51 **Chairman's Announcements**

The Chairman explained the meeting procedure to the members of the public.

Site visits were requested should the following applications come to committee:

- The Grange, Gaters Lane, Winterbourne Dauntsey
- The Co-Op application in Amesbury
- Possible supermarket on Southampton Road, Salisbury

52 **Public Participation and Councillors' Questions**

The committee noted the rules on public participation.

1. Councillor Green reported that she had attended a recent Parish Council meeting where it was explained that Parish and Town Councils would not receive notification of tree works taking place in their area. Councillor Green asked for confirmation of this decision.
2. Councillor Jeans reported that he had heard that trees subject to Tree Preservation Orders required permission each year to be trimmed. Councillor Jeans also asked for confirmation of this decision.

The Chairman asked officers to report further on the above issues.

53 **Planning Appeals**

The committee received details of the appeal decisions as detailed in the agenda.

It was reported that application S/2012/0815 – Land North West of the Avenue, Salisbury should be amended to read S/2012/0815 – Land North West of the Avenue, Wilton.

Resolved:

That the appeal decisions be noted subject to application number S/1012/0815 being amended to read Wilton instead of Salisbury as detailed above.

54 **Land at The Grange, Gaters Lane, Winterbourne Dauntsey.**

The Chairman explained that this report had been withdrawn by the Planning Officers so that members could hold a site visit prior to the next meeting of the Committee on 25 July 2013.

55 **Planning Applications**

56 **13/00202/FUL - Land at Wet Lane, Mere, Wiltshire, BA12 6BA**

Public Participation:

- Mr Mitchell, applicant, spoke in support of the application
- Mr Hazzard, Mere Parish Council, spoke in support of the application

The Planning Officer introduced the report which recommended refusal. He explained that the planning application was for the removal of a barn, the clearing of an area of land and the construction of a detached four bed dwelling and a detached car port. Members noted that since the preparation of the report an additional four letters of support for the application had been received.

Members of the Committee were informed that the application site did not fall within any areas identified for growth in Core Policy 1 of the South Wiltshire Core Strategy. It was noted that south Wiltshire currently had a 17 year supply of sustainable housing sites and as the application site was in a location that was in the countryside and unsustainable as defined in the National Planning Policy Framework it was considered not to demonstrate an exceptional need and therefore contrary to paragraph 49 of that Framework.

Members of the public then had the opportunity to address the Committee with their views, as detailed above. It was noted that the Committee had visited the site earlier on the day of the meeting.

The local member, Councillor George Jeans, then spoke to the application. In particular he raised issues relating to the noise currently being generated by the logging company on the site and the effect the business had on neighbours. He also mentioned the overwhelming support from neighbouring properties for the development.

The Committee then considered the application and debated a number of issues. A concern was raised about the unsustainability of the site, as defined in the National Planning Policy Framework, and the other countless locations where housing sites were supported. It was felt that the Housing Boundary Policy should be protected and there were no special circumstances in favour of constructing a dwelling on this site.

The Local Member, Councillor Jeans, asked if the applicant could withdraw the application if his motion to grant the application was lost once a vote was taken. This was confirmed by the Planning Officer.

Resolved:

The applicant withdrew his application after the vote to grant the application had been lost.

57 **13/00005/FUL - St Francis Church, Beatrice Road, Salisbury, Wiltshire, SP1 3PN**

Public Participation:

- Mr Leslie, member of St Francis Church, spoke in support of the application
- Mr Taylor, Vicar of St Francis Church, spoke in support of the application

The Area Team Leader introduced the report which recommended refusal. He explained that the planning application was for an extension to St Francis Church.

Members of the Committee were informed that the proposed extension to the south side of the church would significantly harm the character of the listed building, and it was not considered that the public benefits arising from the proposal outweighed this harm when more acceptable alternatives were available. The Area Team Leader felt that the proposal would be contrary to Local Plan Policy CN3 (as saved within the adopted South Wiltshire Core Strategy) and guidance contained within the National Planning Policy Framework – Chapter 12.

Members then raised a number of technical issues in relation to the materials used for the roof and the walls of the extension.

Members of the public then had the opportunity to address the Committee with their views, as detailed above.

The local member, Councillor Mary Douglas, then spoke to the application. In particular she explained that there were no letters of objection, all the neighbours were supportive of the application and spoke about the public benefit of approving the extension. She stated that in accordance with the NFFP the functionality of the church with its extension outweighed the architectural value of the listed building.

The Committee then considered the application and debated a number of issues. A concern was raised that the extension was not in keeping with the design of the listed building, however it was understood that the community benefit of the extension was an factor in making a decision.

Resolved:

That planning permission be granted for the application contrary to officers recommendation for the following reason –

The proposed single storey extension by reason of it's positioning size and appearance is considered to be an acceptable form of development fulfilling as it does the needs of the church and as such it is considered that the community benefits derived from the development outweigh any potential harm the extension may do to the listed building and therefore the proposal is considered to comply with local plan policy CN3 (as saved within the adopted South Wiltshire Core Strategy) and relevant guidance contained within the NPPF.

Subject to the following conditions:

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2) The development shall only be undertaken in accordance with the following approved plans:

Plan Ref....5255-047-P2...	Dated....27.03.13....
Plan Ref....5255-049-P2...	Dated....27.03.13....
Plan Ref....5255-053-P1...	Dated....27.03.13....
Plan Ref....5255-057-P3...	Dated....27.03.13....

Reason: For the avoidance of doubt.

- 3) The external brickwork for the development hereby permitted shall be constructed to match that of the existing building in terms of its colour, texture, face bond, size, jointing and pointing.

Reason: In the interests of the character and appearance of the listed building.

- 4) No development shall commence on site until a sample panel of brickwork, not less than 1 metre square, has been constructed on site, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample.

Reason: In the interests of the character and appearance of the listed building.

58 Urgent Items

There were no urgent items.

(Duration of meeting: 6.00pm - 7.40 pm)

The Officer who has produced these minutes is Stuart Figini, of Democratic Services,
direct line (01225) 718376, e-mail stuart.figini@wiltshire.gov.uk

Press enquiries to Communications, direct line (01225) 713114/713115